

## **Case Research**

554 PA 2018

## PA Assignment / Direction

Case Type:

CUP

Coordinator:

Greg Blawie

Invite Team:

- ☐ No Meeting Necessary Yet
- ☐ Contact Applicant
- ☐ Place File on Coordinator's Desk / File Room
- ☐ Coordinator to Send Applicant:
- ☐ AC Application
- ☐ Affidavit to Act as Property Owner
- ☒ Schedule PA meeting after: Next Tuesday
- ☐ When Scheduling:
- ☐ Notify Team Digital PA and to Check CDS Folder
- ☐ Other:
- ☐ Other:
- ☐ Other:

- ☐ Long Range: Erin Perrault
- ☐ Transportation: Phil Kercher
- ☐ Drainage: Richard Anderson
- ☐ Water/Sewer: \_\_\_\_\_
- ☐ Design Review: Steve Venker
- ☐ Fire: Scott Stanek & Doug Wilson
- ☐ Building: Travis Lindsey
- ☐ Engineering: Eliana Hayes
- ☐ Plat: Brian Kulina
- ☐ Asset Mgmt.: Martha West
- ☐ Airport: Sarah Ferrara
- ☐ Other: \_\_\_\_\_

## Notes For Coordinator:

- ☐ Discuss PA at Development Review Staff Meeting
- ☐ Speak with: \_\_\_\_\_
- ☒ Check History/Related Projects: CUP
- ☐ Neighbors / HOA Approval / POA Approval / Prop. Mgmt.
- ☐ Check GP/CAP Land Use
- ☒ Other:

- ☐ Check Landscaping, replace missing \_\_\_\_\_
- ☒ Check Parking \_\_\_\_\_
- ☐ See Design Guidelines / Criteria \_\_\_\_\_
- ☐ CPTED, contact Officer Kory Sneed \_\_\_\_\_
- ☐ Airport: long form/short form
- ☒ Other: may criteria

Not conforming? If so, no expansion allowed

Revised 6/6/2018

# Pre-Application Request



## Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

## Submittal:

The completed Pre-Application Request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApp/Introduction>

All checks shall be payable to "City of Scottsdale."

## Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: Patient Alternative Relief Center Kitchen	
Property's Address: 7655 E. Evans Road Suite #5	APN: 215-56-148
Property's Zoning District Designation:	I-1 Industrial Park District
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If yes, provide a copy with this submittal <b>10-UP-2013</b>	
Owner: Rusty Hudgins	Applicant: Robert Chilton
Company: HOT Properties, LLC	Company: Patient Alternative Relief Center
Address: P.O. Box 13931	Address: 7655 E. Evans Road Suite #5
Phone: 602-469-1530    Fax:	Phone: 602-692-3330    Fax:
E-mail: rushudgins@cox.net	E-mail: bob@rainstrategies.com
 Owner Signature	 Applicant Signature
Official Use Only	Submittal Date: _____ Application No.: <u>559</u> -PA- <u>2018</u>
Project Coordinator: _____	

## Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 • [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)



# Pre-Application Request



Development Application Type:  
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input checked="" type="checkbox"/> Conditional Use Permit (UP) Extension	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	<b>Other</b>
<b>Exceptions to the Zoning Ordinance</b>	<b>Wireless Communication Facilities</b>	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<b>Signs</b>	<input type="checkbox"/> Care Home (AC)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Master Sign Program (MS)	<input type="checkbox"/> Single-Family Residential
	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other:

**Submittal Requirements:** (fees subject to change every July)

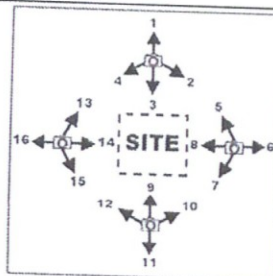
☒ Pre-Application Fee: \$ \_\_\_\_\_  
(No fees are changed for Historic Preservation (HP) properties.)

☐ Records Packet Fee: \$ \_\_\_\_\_  
Processed by staff. The applicant need not visit the Records desk to obtain the packet.  
*(Only required when requested by Staff)*

☒ Application Narrative:  
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Required  
*(Required for the SA and MS Pre-Applications)*

- ☒ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
  - Photos shall be taken looking in towards the project site and adjacent to the site.
  - Photos should show adjacent improvements and existing on-site conditions.
  - Each photograph shall include a number and direction.
  - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
  - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



☒ Other

Conditional Use Permit 10-UP-2013  
See attached list of Exhibits

- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

## Additional Submittal Information

- ☐ Site Plan
- ☐ Subdivision plan
- ☐ Floor Plans
- ☐ Elevations
- ☐ Landscape plans
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Aerial of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

## Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Pre-Application Request



# **City of Scottsdale**

## **Pre-Application Request**

### **Application Narrative**

#### **Purpose of the Request:**

The City of Scottsdale approved the Conditional Use Permit 10-UP-2013 on January 14, 2014 for one 1,385 square foot demised space in a 15,000 square foot building. Due to the growth of the business the applicant would like to expand the CUP to include additional 1,385 square foot demised spaces up to and including the entire building.

#### **Additional Information:**

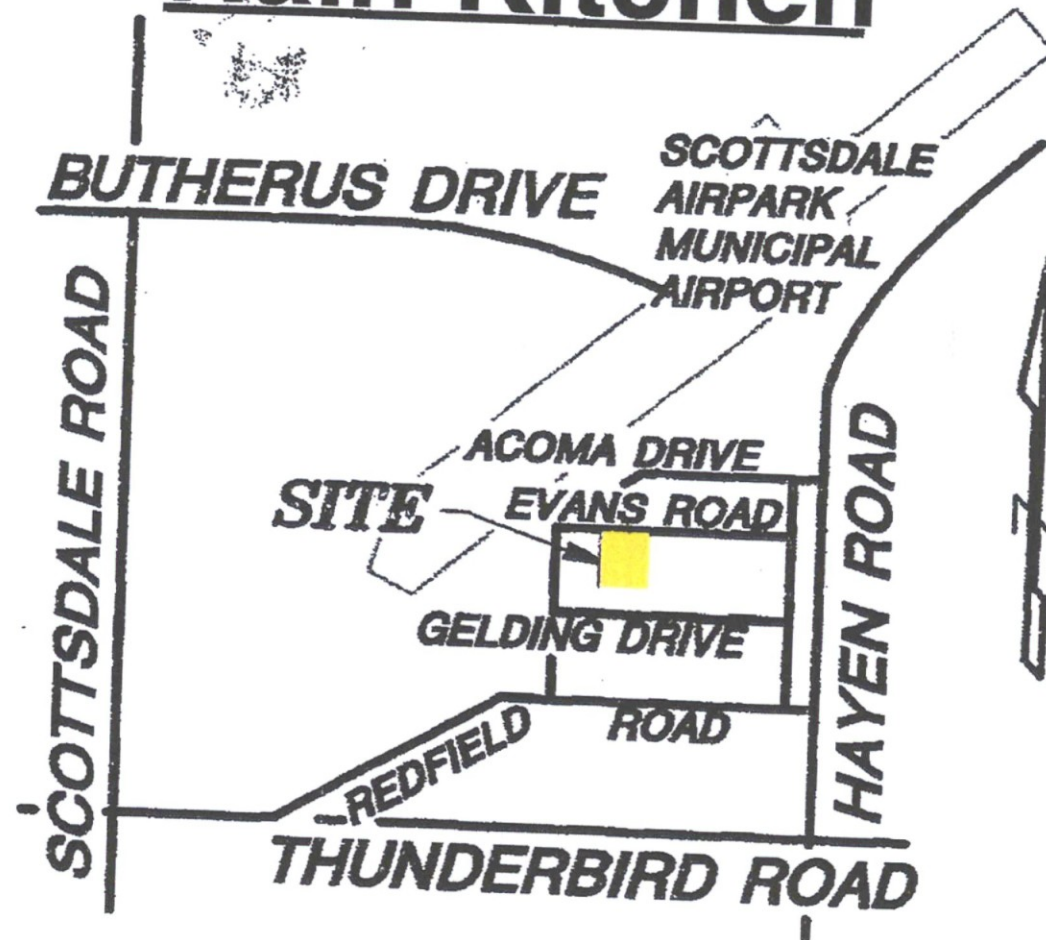
The approved CUP lists two prior CUP's that were approved for the building but were not used. The applicant would like to obtain copies of the CUP's and learn more about their approval, non-use, and applicability in regards to the above request. 26-UP2011 and 4-UP-2012

**City of Scottsdale  
Pre-Application Request  
List of Exhibits**

1. Vicinity Map
2. ALTA Land Title Survey
3. Aerial Photograph
4. Site/Context Photographs (13)
5. Conditional Use Permit, 10-UP-2013
6. Maricopa Assessor Parcel #215-56-148



# Rain Kitchen



## VICINITY MAP

NOT TO SCALE

# Patient Alternative Relief Center Kitchen





The site plan illustrates the layout of the Evans Road project. Key features include:

- Streets:** Evans Road (Public Roadway) running horizontally, 76th Street running vertically on the right, and 76th Place running diagonally on the left.
- Lots:** Lot 185 (center), Lot 186 (left), Lot 187 (bottom left), Lot 188 (bottom center), and Lot 189 (bottom right).
- Buildings:**
  - One-story stucco building on Lot 186 (highlighted in yellow).
  - One-story stucco building on Lot 185.
  - Existing building on Lot 189.
- Easements and Enclosures:**
  - 6' trash enclosure on Lot 186.
  - 6' easement for electric on Lot 185.
  - 10' easement for electric on Lot 189.
  - 6' stucco wall (typ.) on Lot 186.
  - 2' concrete retaining wall on Lot 188.
- Survey Points and Dimensions:**
  - Found brass cap flush at Evans Road and 76th Street.
  - Found 3/4" pipe attached washer 379.36.
  - Found 1/2" rebar set cap 379.36.
  - Various bearings and distances (e.g., S 89°39'00" E, 175.00').
- Callouts:** Numbered arrows #1 through #13 point to specific features, including building corners, easement lines, and survey points.
- North Arrow:** Located in the bottom right corner, pointing towards the top right of the plan.

# Patient Alternative Relief Center Kitchen

#1 Building Exterior Facing South



#2 Building Exterior Facing South





#3 Building Exterior Facing South



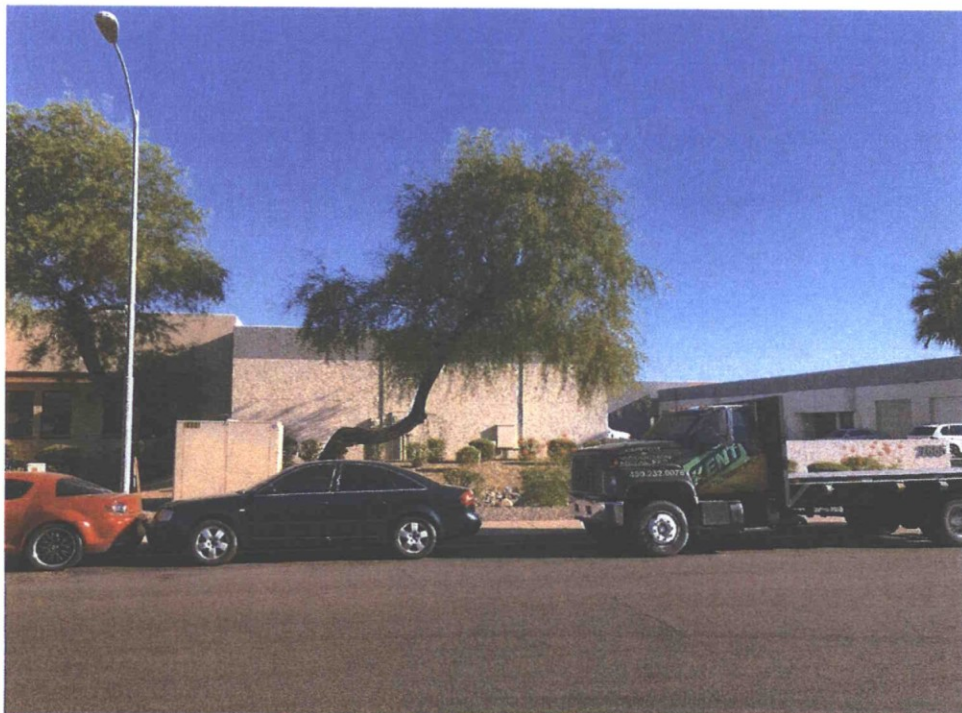
#4 Building Exterior Facing Southeast



#5 Building Exterior Facing Southwest



#6 Building Exterior Facing South





#7 Building Exterior Facing Southwest



#8 Building Exterior Facing Southeast



#9 Center Parking Lot Facing East



#10 Center Parking Lot Facing Northeast





#11 Center Parking Lot Facing North



#12 Center Parking Lot Facing West





#13 Center Parking Lot Facing Northwest



Resolution No. 9544

Official /Signed Resolution can be found at:  
<https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>

City Council Hearing 1/14/14 & 11/19/13

Planning Commission 10/23/2013

10-UP-2013

Pure Bliss Premium Medibles

Approved Minutes can be found at:  
<https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>

City Council Hearing 1/14/14 & 11/19/13

Planning Commission 10/23/2013

10-UP-2013

Pure Bliss Premium Medibles



# CITY COUNCIL REPORT

Item 30



Meeting Date: January 14, 2014  
General Plan Element: Land Use  
General Plan Goal: Support a diversity of businesses

## ACTION

Pure Bliss Premium Medibles  
10-UP-2013

Request to consider the following:

1. Find that the Conditional Use Permit criteria have been met, and adopt Resolution No. 9554 approving a Conditional Use Permit for a +/- 1,385 square foot Medical Marijuana Use (Infusion Bakery) located at 7655 E. Evans Rd., Suite 5, with Industrial Park District (I-1) zoning.

### Key Items for Consideration

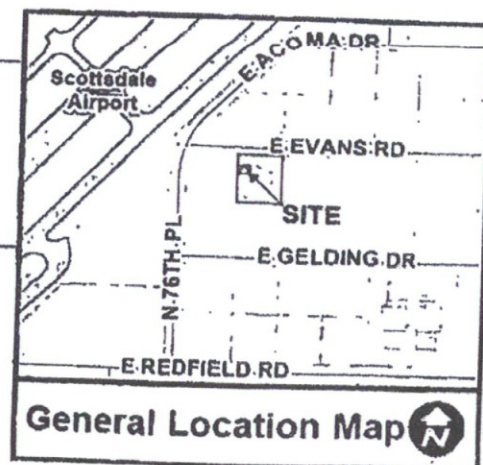
- Conditional Use Permit Criteria
- Two CUP's for medical marijuana uses previously approved for this location (26-UP-2011, 4-UP-2012), but never opened.
- No schools or residential properties within 500 feet
- Public Safety and Refuse Control Plan approved by Scottsdale Police Department.
- No public comment received by staff
- Planning Commission heard this case on October 23, 2013 and recommended approval with a unanimous vote of 6-0.
- City Council heard this case on November 19, 2013; a motion to adopt Resolution No. 9554 approving a Conditional Use Permit for a Medical Marijuana Use failed 3-4.

## OWNER

Hot Properties LLC  
602-469-1530

## APPLICANT CONTACT

Thomas Riccardo  
Pure Bliss Premium Medibles, LLC  
602-299-6548



Action Taken \_\_\_\_\_

## LOCATION

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7655 E. Evans Rd., Suite 5

## BACKGROUND

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### Zoning

The site is zoned Industrial Park District (I-1), which allows for a wide variety of light industrial and office uses. A Medical Marijuana use is allowed subject to a Conditional Use Permit (CUP).

### Context

The subject property is part of the Thunderbird Industrial Airpark No. 4 commercial subdivision. All the surrounding properties are also zoned I-1 and are occupied by office, warehouse and light industrial uses. The site is located 300 feet east of the Scottsdale Airport, the nearest residential development is located approximately 1,725 feet to the south, and the nearest school is located approximately 1,875 feet southwest of the site. Please refer to context graphics attached.

### Other Related Policies, References:

- 8-TA-2010: Text amendment to Zoning Ordinance to allow Medical Marijuana related uses
- 8-TA-2010#2: Revision to text amendment case 8-TA-2010 to clarify separation requirements
- 47-ZN-1964: Rezoned site from R1-35 to I-1
- 26-UP-2011: Approval of a Conditional Use Permit for Medical Marijuana Dispensary Cultivation
- 4-UP-2012: Approval of a Conditional Use Permit for a Medical Marijuana use
- Arizona Revised Statutes, Title 36, Chapter 28.1
- Arizona Department of Health Services Title 9, Chapter 17
- Greater Airpark Character Area Plan

## APPLICANTS PROPOSAL

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### Goal/Purpose of Request

The applicant seeks approval of a Conditional Use Permit for a Medical Marijuana use, specifically an infusion bakery with a small cultivation area. This location would not be a dispensary and is not proposed to be open to the general public. Instead, the applicant proposes to manufacture edibles and topicals infused with marijuana, subsequently wholesaling the products to dispensaries and caregivers for distribution to patients. A small 100 square foot cultivation operation is also proposed.

### Development Information

- Existing Use: Vacant suite



- Proposed Use: Medical Marijuana use
- Parking Required: 5 spaces
- Parking Provided: 13 spaces
- Floor Area: 1,385 square feet

## IMPACT ANALYSIS

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### Land Use

The proposed facility will occupy a vacant suite in an existing office condominium building. The majority of uses in the surrounding area are warehouse/wholesale and office uses, similar in intensity and character to the proposed use. It is anticipated this facility will operate similar to a light industrial/wholesale use, with foot traffic limited to employees, security, and dispensary owners.

### State Regulations

The Arizona Department of Health Services (ADHS) requires medical marijuana cultivation or manufacturing uses to operate under an existing valid medical marijuana dispensary registration certificate. The proposed cultivation/manufacturing facility (infusion bakery) will operate remotely in conjunction with an established medical marijuana dispensary located in the City of Mesa.

If the Conditional Use Permit is approved, the applicant will provide confirmation to the ADHS that the facility is in compliance with City zoning restrictions as part of their application for an ADHS Certificate to Operate.

### Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - All operations associated with this use, including cultivation, will be conducted within the building. The facility will utilize a highly sophisticated odor remediation system to mitigate the potential for odors emanating from the facility. No additional outdoor lighting is proposed as part of this application and the proposed use is compatible with surrounding uses. No damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination is anticipated.
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - The proposed facility will not be open to the general public and foot traffic will be limited to employees, security, and/or dispensary operators. The characteristics of



**the proposed use are similar to a light industrial or warehouse operation, which is consistent with the surrounding uses in the area. The proposed use is not anticipated to generate significant impacts on existing circulation or traffic volume.**

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- **It is anticipated the proposed facility will operate similar to a light manufacturing or warehouse operation, which is consistent and compatible with other uses in this area.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Medical Marijuana uses as identified in Zoning Ordinance Section 1.403.M, including:
1. All operations are conducted within a completely enclosed building, in conformance with Arizona Revised Statutes, Title 36, Chapter 28.1, Arizona Medical Marijuana Act, and regulations issued thereunder, as amended.
    - **All operations will be conducted within a fully enclosed building. No outdoor activities are proposed, other than deliveries and necessary security measures, as spelled out in the Public Safety and Refuse Control Plan.**
  2. The Medical Marijuana use is at least 500 feet from the following uses, within the City limits:
    - a. Any residential use in a residential zoning district shown in Table 4.100.A, or the residential portion of a Planned Community District (PCD), or any portion of a Planned Residential Development (PRD) with an underlying residential zoning district comparable to the residential districts shown in Table 4.100.A
    - b. Any elementary or secondary school
    - **The proposed facility is not located within 500 feet of any of the above uses or districts.**
  3. The Medical Marijuana use is at least 1,320 feet from the following uses within the City limits:
    - a. Medical Marijuana Caregiver Cultivation
    - b. Another Medical Marijuana use; however, no separation between these uses is required in the Industrial Park District (I-1) where a medical marijuana caregiver cultivation use and a medical marijuana use hold a state issued caregiver registry identification card and anon-profit medical marijuana dispensary registration certificate under the same name or entity
    - **The proposed facility is not located within 1,320 feet of any other licensed medical marijuana facility.**

4. All distances are measured from the wall of the medical marijuana use nearest to the district(s) or use(s) indicated above, to the nearest property line of the district(s) or use(s) indicated above.
  - **All separation requirements were measured and confirmed as indicated above.**
5. The applicant has provided a written exterior refuse control plan, subject to City approval.
  - **A Public Safety and Refuse Control Plan has been reviewed and approved by the Scottsdale Police Department. Conditions of the plan will be implemented and enforced by the City's Code Enforcement Division and the Scottsdale Police Department.**
6. The applicant has provided a written public safety plan, subject to City approval.
  - **A Public Safety and Refuse Control Plan has been reviewed and approved by the Scottsdale Police Department. Conditions of the plan will be implemented and enforced by the City's Code Enforcement Division and the Scottsdale Police Department.**
7. The hours of operation for a medical marijuana use that provides, shares, exchanges, sells, or dispensaries, medical marijuana are no earlier than 6:00 AM and no later than 7:00 PM.
  - **The proposed hours of operation for this facility are Monday thru Friday, 6:00 AM to 7:00 PM. There are no time restrictions for cultivation activities.**
8. There is no drive-through, take-out window, or drive-in services.
  - **None of the services listed above are proposed as part of this request.**

#### **Water/Sewer**

The City's Water Resources division has reviewed the operation plan and determined that existing water and sewer infrastructure is sufficient to accommodate the proposed use and no upgrades to existing services are required.

#### **Public Safety**

The nearest fire station is located approximately 2,300 feet northeast of the subject site at 14970 N. 78<sup>th</sup> Way (Station No.9). The site is located within Police District 4, Beat Patrol Unit #15. A Public Safety and Refuse Control Plan has been reviewed and approved by the Scottsdale Police Department. The proposed use is not anticipated to generate any significant impacts in existing police and fire emergency services.

#### **Community Involvement**

The applicant held an Open House on August 26, 2013 between the hours of 5:00 PM and 6:30 PM. Additionally, property owners within 750 feet of the site have been notified by mail and the site is



posted with the required signage. Staff has received no public comment as of the date of this report.

## **OTHER BOARDS & COMMISSIONS**

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### **City Council**

City Council heard this on November 19, 2013 and made a motion to adopt Resolution No. 9554 approving a Conditional Use Permit for a Medical Marijuana Use. The motion failed 3-4, with Mayor Lane and Councilmembers Littlefield, Phillips, and Robbins Dissenting.

### **Planning Commission**

Planning Commission heard this on October 23, 2013 and recommended approval per the attached stipulations with a vote of 6-0.

### **Staff Recommendation to Planning Commission**

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval of a Conditional Use Permit for a Medical Marijuana Use, per the attached stipulations.

## **OPTIONS & STAFF RECOMMENDATION**

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### **Recommended Approach:**

1. Find that the Conditional Use Permit criteria have been met, and adopt Resolution No. 9554 approving a Conditional Use Permit for a +/- 1,385 square foot Medical Marijuana Use (Infusion Bakery) located at 7655 E. Evans Rd., Suite 5, with Industrial Park District (I-1) zoning.

## **RESPONSIBLE DEPARTMENT**

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### **Planning, Neighborhood and Transportation**

Current Planning Services

## **STAFF CONTACT**

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Greg Bloemberg

Senior Planner

480-312-4306


E-mail: [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov)

**APPROVED BY**

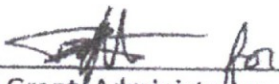
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 for  
\_\_\_\_\_  
Greg Bloembergen, Report Author

12/24/2013  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

12/24/2013  
\_\_\_\_\_  
Date

 for  
\_\_\_\_\_  
Randy Grant, Administrator  
Planning, Neighborhood and Transportation  
480-312-2664, rgrant@scottsdaleaz.gov

12/26/2013  
\_\_\_\_\_  
Date

**ATTACHMENTS**

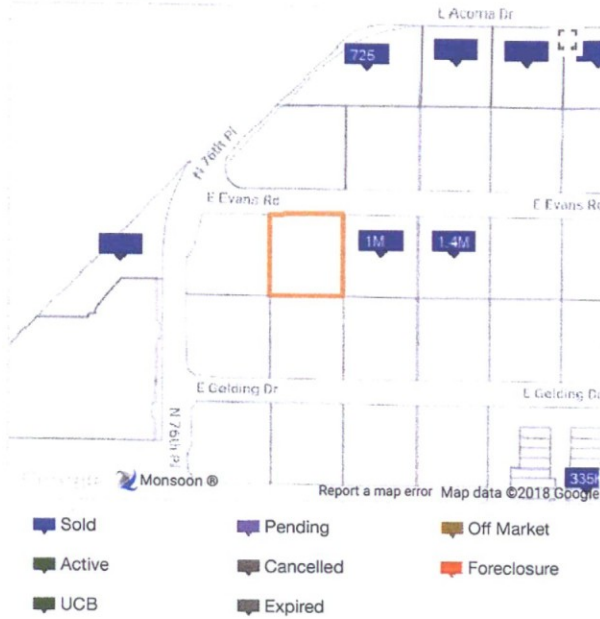
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1. Resolution No. 9554
  - Exhibit 1. Context Aerial
  - Exhibit 2. Stipulations
  - Exhibit A to Exhibit 2: Floor Plan
  - Exhibit 3. Additional Criteria
2. Applicant's Narrative
3. Aerial Close-Up
4. General Plan Map
5. Zoning Map
6. Public Safety and Refuse Control Plan
7. Community Health Analysis Area (CHAA) Map
8. Citizen Involvement
9. City Notification Map
10. October 23, 2013 Planning Commission Minutes
11. November 19, 2013 City Council Minutes

7655 E Evans Rd, Scottsdale, AZ 85260-6926

**Maricopa Assessor Parcel # 215-56-148-A**

Parcel Dimensions



**Property Information**

**Property Owner** HOT PROPERTIES LLC

**Property Address** 7655 E Evans Rd  
Scottsdale, AZ 85260-6926  
Maricopa County

**Tax Mailing Address** Hot Properties Llc  
Po Box 13931  
Scottsdale, AZ 85267-3931

**Property Type** (3746) WAREHOUSE,  
W/OFC/RETAIL, 26-61%  
INTER FINISH

**Legal Class** (01-12) COMM/REAL &  
IMPS NOT IN OTHER  
CLASSES

**Lot/Block/Tract** 185/-/-

**MCR Number** 018644

**Area Information**

**Subdivision** THUNDERBIRD  
INDUSTRIAL AIRPARK 4

**Section/Town/Range** 11/3N/4E

**Latitude** 33.6161454237097

**Longitude** -111.915060515241

**Tax Area** 691400

**Tax Municipality** Scottsdale

**Legal Description (Abbrev)**

THUNDERBIRD INDUSTRIAL AIRPARK NO 4 PER MCR 186-4 4 & EX A POR LOT 185 SEC 11 REC BK 186 PG 44 MCR DAF COM BRASS CAP CEN 76TH PL TH E 204.88F TH S 30.06F TPOB TH E 33.70 ALG ROW TH S 59D 27M W 2.89F T H W 31.23F TH N 1.46F TPOB P/F 2017-0262243

**Land Areas**

Lot	County Zone	City Zone
Size: 0.802 acres / 34,952 sqft	[I-P] INDUSTRIAL PARK: 100%	[I-1] Industrial Park: 100%

**Structure:**

--- Class:: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME

**Structure Information**

Living Area: 7,318 sqft  
Year Built: 1980  
Stories: 1

**Construction**

Construction: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME  
Added Attached: None

**Additional Features**

Added Detached: None

--- Class:: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME

**Structure Information**

Living Area: 7,287 sqft  
Year Built: 1980  
Stories: 1

**Construction**

Construction: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME  
Added Attached: None

**Additional Features**

Added Detached: None

--- Class:: WOOD OR STEEL STUD FRAME

**Structure Information**

Living Area: 1 sqft  
Year Built: 1980  
Stories: 1

**Construction**

Construction: WOOD OR STEEL STUD FRAME  
Added Attached: None

**Additional Features**

Added Detached: None

**No Deed History**

**\$ No Loan History**

**Subdivision - THUNDERBIRD INDUSTRIAL AIRPARK 4**

**Subdivision Details**

Improved Lots: 65  
Year Built Range: 1979 - 2003  
With Pool: 0 (0%)

**Stories**

Single Story: 58  
Multiple Story: 7

**Average House**

Sqft: 15,345  
Lot Sqft: 45,579  
Fixtures: 0

**Tax Assessment History**

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)

2017 Final

2018 Prelim

2019 Prelim



FCV Improvement	\$302,100	\$274,900	\$383,500
FCV Land	\$649,758	\$649,900	\$676,700
FCV Total	\$951,858	\$924,800	\$1,060,200
FCV YoY Change	0%	-3%	0%
Assessed FCV	\$171,334	\$0	\$190,836
LPV Total	\$879,527	\$730,592	\$767,122
State Aid	\$0	\$0	\$0
Tax Amount	\$18,685	\$0	\$0

